



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: 34 East

SITE LOCATION: Scattered Sites (see next page)
Marion, IN

PROJECT TYPE: New Construction & Rehabilitation

PROJECT DESIGNATION: Family

APPLICANT: Advantix Development Corporation

OF UNITS AT EACH SET ASIDE

80% of AMI:	32
70% of AMI	0
60% of AMI	0
50% of AMI:	16
40% of AMI:	0
30% of AMI	16
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	6
Two bedrooms:	40
Three bedrooms:	10
Four bedrooms:	8
Total units:	64

TOTAL PROJECTED COSTS: \$6,080,736.00

TAX CREDITS PER UNIT: \$18,750.00

CREDIT REQUESTED: \$1,200,000.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-001

FINAL SCORE: 105

REASON FOR DENIAL: Score

34 East

Address	ZIP
1628 West 12th Street	46953
1624 West 12th Street	46953
1620 West 12th Street	46953
1616 West 12th Street	46953
1612 West 12th Street	46953
1608 West 12th Street	46953
1604 West 12th Street	46953
1202 & 1204 Upton Street	46953
1208 & 1210 Upton Street	46953
1214 & 1216 Upton Street	46953
1220 & 1222 Upton Street	46953
1619 & 1621 Upton Court	46953
1615 & 1617 Upton Court	46953
1611 & 1613 Upton Court	46953
1610 & 1612 Upton Court	46953
1614 & 1616 Upton Court	46953
1618 & 1620 Upton Court	46953
1621 West 12th Street	46953
1615 West 12th Street	46953
1611 West 12th Street	46953
1607 West 12th Street	46953
1603 West 12th Street	46953
501 East 4th Street	46952



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Baker Lofts

SITE LOCATION: 26-40 W. Illinois Street and 27-41 W. Indiana Street
Evansville, IN 47710

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Age-Restricted

APPLICANT: Partnership for Affordable Housing, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	12
60% of AMI	13
50% of AMI:	13
40% of AMI:	0
30% of AMI	13
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	17
One bedroom:	28
Two bedrooms:	6
Three bedrooms:	0
Four bedrooms:	0
Total units:	51

TOTAL PROJECTED COSTS: \$9,750,312.00

TAX CREDITS PER UNIT: \$20,044.25

CREDIT REQUESTED: \$1,022,257.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-002

FINAL SCORE: 104

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Baldwin Pointe

SITE LOCATION: Scattered Sites (see next page)
Marion, IN

PROJECT TYPE: New Construction & Rehabilitation

PROJECT DESIGNATION: Family

APPLICANT: Advantix Development Corporation

OF UNITS AT EACH SET ASIDE

80% of AMI:	30
70% of AMI	0
60% of AMI	0
50% of AMI:	15
40% of AMI:	0
30% of AMI	15
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	20
Three bedrooms:	37
Four bedrooms:	3
Total units:	60

TOTAL PROJECTED COSTS: \$11,991,545.00

TAX CREDITS PER UNIT: \$20,000.00

CREDIT REQUESTED: \$1,200,000.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-003

FINAL SCORE: 104

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Barrett Preserve
 SITE LOCATION: 402 Barrett Drive
 Greenfield, IN 46140
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: RealAmerica Development, LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	22
70% of AMI	8
60% of AMI	0
50% of AMI:	15
40% of AMI:	0
30% of AMI	15
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	18
Two bedrooms:	24
Three bedrooms:	18
Four bedrooms:	0
Total units:	60

TOTAL PROJECTED COSTS: \$12,981,394.00
 TAX CREDITS PER UNIT: \$20,000.00

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-004
 FINAL SCORE: 103

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Broadway Park

SITE LOCATION: 605/617/621 E. 38th St. & 3760 Broadway Ave.
Indianapolis, IN 46205

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Circle City Property Management & Development LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	15
50% of AMI:	15
40% of AMI:	0
30% of AMI	10
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	28
Two bedrooms:	12
Three bedrooms:	0
Four bedrooms:	0
Total units:	40

TOTAL PROJECTED COSTS: \$9,850,823
TAX CREDITS PER UNIT: \$23,750.00

CREDIT REQUESTED: \$950,000.00
CREDIT RECOMMENDED: \$.00
HOME REQUESTED: \$.00
HOME RECOMMENDED: \$.00
DEVELOPMENT FUND REQUESTED: \$.00
DEVELOPMENT FUND RECOMMENDED: \$.00
HOUSING TRUST FUND REQUESTED: \$.00
HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-006
FINAL SCORE: 97.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Cherry Grove

SITE LOCATION: 989 Market Street
Charlestown, IN 47111

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: New Hope Development Services ("NHDS")

OF UNITS AT EACH SET ASIDE

80% of AMI:	27
70% of AMI	0
60% of AMI	0
50% of AMI:	13
40% of AMI:	0
30% of AMI	14
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	0
Three bedrooms:	54
Four bedrooms:	0
Total units:	54

TOTAL PROJECTED COSTS: \$12,078,794.00
TAX CREDITS PER UNIT: \$21,557.59

CREDIT REQUESTED: \$1,164,110.00
CREDIT RECOMMENDED: \$.00
HOME REQUESTED: \$.00
HOME RECOMMENDED: \$.00
DEVELOPMENT FUND REQUESTED: \$.00
DEVELOPMENT FUND RECOMMENDED: \$.00
HOUSING TRUST FUND REQUESTED: \$.00
HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-007
FINAL SCORE: 106

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Christamore Court

SITE LOCATION: 2330 W Michigan/2450 N Arsenal
Indianapolis, IN 46222/46218

PROJECT TYPE: New Construction & Rehabilitation

PROJECT DESIGNATION: Age-Restricted

APPLICANT: McKinley Development LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	34
70% of AMI	0
60% of AMI	0
50% of AMI:	17
40% of AMI:	0
30% of AMI	17
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	17
Two bedrooms:	51
Three bedrooms:	0
Four bedrooms:	0
Total units:	68

TOTAL PROJECTED COSTS: \$13,374,796.00

TAX CREDITS PER UNIT: \$17,647.06

CREDIT REQUESTED: \$1,200,000.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-008

FINAL SCORE: N/A

REASON FOR DENIAL: Withdrawal



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: City Way Senior
 SITE LOCATION: 505 - 513 S. Michigan Street
 South Bend, IN 46601
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Age-Restricted
 APPLICANT: Commonwealth Companies, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI:	30
70% of AMI	0
60% of AMI	0
50% of AMI:	15
40% of AMI:	0
30% of AMI	15
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	24
Two bedrooms:	36
Three bedrooms:	0
Four bedrooms:	0
Total units:	60

TOTAL PROJECTED COSTS: \$12,442,896.00
 TAX CREDITS PER UNIT: \$20,000.00

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-010
 FINAL SCORE: 110

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Claire Gardens

SITE LOCATION: 709 S. Detroit Street
LaGrange, IN 46761

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Age-Restricted

APPLICANT: Keller Development, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI:	11
70% of AMI	0
60% of AMI	6
50% of AMI:	9
40% of AMI:	0
30% of AMI	9
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	35
Three bedrooms:	0
Four bedrooms:	0
Total units:	35

TOTAL PROJECTED COSTS: \$6,080,736.00

TAX CREDITS PER UNIT: \$16,000.00

CREDIT REQUESTED: \$560,000.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-011

FINAL SCORE: 110

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Dawson Station

SITE LOCATION: 300 N. West St.
Odon, IN 47562

PROJECT TYPE: Rehabilitation

PROJECT DESIGNATION: Age-Restricted

APPLICANT: Millennia Housing Development

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	15
50% of AMI:	8
40% of AMI:	0
30% of AMI	8
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	31
Two bedrooms:	0
Three bedrooms:	0
Four bedrooms:	0
Total units:	31

TOTAL PROJECTED COSTS: \$11,094,325.00

TAX CREDITS PER UNIT: \$.00

CREDIT REQUESTED: \$.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$400,000.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-050

FINAL SCORE: N/A

REASON FOR DENIAL: Withdrawal



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Durbin Plaza

SITE LOCATION: 120-150 Front Street
Lawrenceburg, IN 47025

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Age-Restricted

APPLICANT: Episcopal Retirement Services Affordable Living LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	24
50% of AMI:	21
40% of AMI:	0
30% of AMI	15
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	52
Two bedrooms:	8
Three bedrooms:	0
Four bedrooms:	0
Total units:	60

TOTAL PROJECTED COSTS: \$11,954,278.00

TAX CREDITS PER UNIT: \$18,333.33

CREDIT REQUESTED: \$1,100,000.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-013

FINAL SCORE: 98.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Espero Indianapolis

SITE LOCATION: 2460, 2502, 2514, 2520 & 2524 N. Delaware St.
and 164 E. 25th Street
Indianapolis, IN 46205

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Supportive Housing

APPLICANT: Vecino Bond Group, LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	10
50% of AMI:	0
40% of AMI:	0
30% of AMI	30
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	40
Two bedrooms:	0
Three bedrooms:	0
Four bedrooms:	0
Total units:	40

TOTAL PROJECTED COSTS: \$10,348,953.00
TAX CREDITS PER UNIT: \$26,251.15

CREDIT REQUESTED: \$1,050,046.00
CREDIT RECOMMENDED: \$.00
HOME REQUESTED: \$.00
HOME RECOMMENDED: \$.00
DEVELOPMENT FUND REQUESTED: \$250,000.00
DEVELOPMENT FUND RECOMMENDED: \$.00
HOUSING TRUST FUND REQUESTED: \$750,000.00
HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-015
FINAL SCORE: 82

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Gateview Flats of West Baden Springs
 SITE LOCATION: Approximately 726 Main Street
 West Baden Springs, IN 47469
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: Legacy25, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI:	14
70% of AMI	10
60% of AMI	0
50% of AMI:	12
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	17
Two bedrooms:	25
Three bedrooms:	6
Four bedrooms:	0
Total units:	48

TOTAL PROJECTED COSTS: \$9,813,208.00
 TAX CREDITS PER UNIT: \$21,456.08

CREDIT REQUESTED: \$1,029,892.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-018
 FINAL SCORE: 97

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Gateway Senior Village

SITE LOCATION: 1425 Michigan St,
Columbus, IN 47201

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Age-Restricted

APPLICANT: Housing Partnerships Inc. (dba Thrive Alliance)

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	32
50% of AMI:	16
40% of AMI:	0
30% of AMI	16
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	24
Two bedrooms:	40
Three bedrooms:	0
Four bedrooms:	0
Total units:	64

TOTAL PROJECTED COSTS: \$12,054,105.00

TAX CREDITS PER UNIT: \$18,750.00

CREDIT REQUESTED: \$1,200,000.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-019

FINAL SCORE: 102.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Greenfield Commons
 SITE LOCATION: 212 West McClarnon Drive
 Greenfield, IN 46140
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: Wallick Asset Management LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	20
70% of AMI	0
60% of AMI	0
50% of AMI:	16
40% of AMI:	0
30% of AMI	12
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	24
Three bedrooms:	24
Four bedrooms:	0
Total units:	48

TOTAL PROJECTED COSTS: \$9,750,312.00
 TAX CREDITS PER UNIT: \$18,843.75

CREDIT REQUESTED: \$904,500.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-020
 FINAL SCORE: 103

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Heekin Residences
 SITE LOCATION: 515 E 9th St.
 Muncie, IN 47302
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: Hope Bound Development Corporation

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 22
 50% of AMI: 11
 40% of AMI: 0
 30% of AMI 12
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 0
 Two bedrooms: 30
 Three bedrooms: 15
 Four bedrooms: 0
 Total units: 45

TOTAL PROJECTED COSTS: \$11,991,545.00
 TAX CREDITS PER UNIT: \$23,005.11

CREDIT REQUESTED: \$1,035,230.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-022
 FINAL SCORE: 91

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Hillcrest Senior Residences
 SITE LOCATION: 711 E Tillman Rd.
 Fort Wayne, IN 46816
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Age-Restricted
 APPLICANT: Housing Opportunities of Fort Wayne. Inc

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 11
 50% of AMI: 20
 40% of AMI: 0
 30% of AMI 11
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 33
 Two bedrooms: 9
 Three bedrooms: 0
 Four bedrooms: 0
 Total units: 42

TOTAL PROJECTED COSTS: \$10,512,753.00
 TAX CREDITS PER UNIT: \$27,899.10

CREDIT REQUESTED: \$1,171,762.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-023
 FINAL SCORE: 89.25

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Hodges Commons
 SITE LOCATION: 3919 Moller Rd.
 Indianapolis, IN 46254
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: Hodges Commons Limited Partnership

<u># OF UNITS AT EACH SET ASIDE</u>		<u>UNIT MIX</u>	
80% of AMI:	30	Efficiency:	0
70% of AMI	0	One bedroom:	28
60% of AMI	0	Two bedrooms:	27
50% of AMI:	16	Three bedrooms:	7
40% of AMI:	0	Four bedrooms:	0
30% of AMI	16	Total units:	62
20% of AMI:	0		
Market Rate:	0		

TOTAL PROJECTED COSTS: \$8,970,790.00
 TAX CREDITS PER UNIT: \$18,870.97

CREDIT REQUESTED: \$1,170,000.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-024
 FINAL SCORE: 106.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Isabelle Gardens

SITE LOCATION: 3710 E. State Blvd. and 1627 Laverne Ave.
Fort Wayne, IN 46805

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Keller Development, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	32
50% of AMI:	17
40% of AMI:	0
30% of AMI	17
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	50
Three bedrooms:	16
Four bedrooms:	0
Total units:	66

TOTAL PROJECTED COSTS: \$12,481,577.00
TAX CREDITS PER UNIT: \$15,909.09

CREDIT REQUESTED: \$1,050,000.00
CREDIT RECOMMENDED: \$.00
HOME REQUESTED: \$.00
HOME RECOMMENDED: \$.00
DEVELOPMENT FUND REQUESTED: \$.00
DEVELOPMENT FUND RECOMMENDED: \$.00
HOUSING TRUST FUND REQUESTED: \$.00
HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-025
FINAL SCORE: 105.75

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Kitselman Flats
 SITE LOCATION: 2200 East Jackson Street
 Muncie, IN 47305
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: AP Development LLC

<u># OF UNITS AT EACH SET ASIDE</u>	
80% of AMI:	0
70% of AMI	0
60% of AMI	30
50% of AMI:	15
40% of AMI:	0
30% of AMI	15
20% of AMI:	0
Market Rate:	0

<u>UNIT MIX</u>	
Efficiency:	0
One bedroom:	18
Two bedrooms:	37
Three bedrooms:	5
Four bedrooms:	0
Total units:	60

TOTAL PROJECTED COSTS: \$12,752,000.00
 TAX CREDITS PER UNIT: \$20,000.00

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-027
 FINAL SCORE: 97.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Lockkeepers Landing
 SITE LOCATION: 125 S. 4th St.
 Cannelton, IN 47250
 PROJECT TYPE: Rehabilitation
 PROJECT DESIGNATION: Age-Restricted
 APPLICANT: Millennia Housing Development

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 22
 50% of AMI: 11
 40% of AMI: 0
 30% of AMI 11
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 0
 Two bedrooms: 31
 Three bedrooms: 13
 Four bedrooms: 0
 Total units: 44

TOTAL PROJECTED COSTS: \$7,558,878.00
 TAX CREDITS PER UNIT: \$.00

CREDIT REQUESTED: \$.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-051
 FINAL SCORE: N/A

REASON FOR DENIAL: Withdrawal



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Lofts at Swope
 SITE LOCATION: 861 Swope Street
 Greenfield, IN 46140
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: Gratus Development, LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	24
70% of AMI	0
60% of AMI	0
50% of AMI:	13
40% of AMI:	0
30% of AMI	13
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	50
Three bedrooms:	0
Four bedrooms:	0
Total units:	50

TOTAL PROJECTED COSTS: \$11,954,278.00
 TAX CREDITS PER UNIT: \$20,998.00

CREDIT REQUESTED: \$1,049,900.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$500,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-029
 FINAL SCORE: 105

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Madison Senior Lofts
 SITE LOCATION: 215 South Madison Street
 Fortville, IN 46040
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Age-Restricted
 APPLICANT: MVAH Holding LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	14
70% of AMI	0
60% of AMI	14
50% of AMI:	14
40% of AMI:	0
30% of AMI	15
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	31
Two bedrooms:	26
Three bedrooms:	0
Four bedrooms:	0
Total units:	57

TOTAL PROJECTED COSTS: \$11,614,340.00
 TAX CREDITS PER UNIT: \$17,719.30

CREDIT REQUESTED: \$1,010,000.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-031
 FINAL SCORE: 109

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Marquis Square
 SITE LOCATION: Paramount Drive
 Wabash Township, IN 47906
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Age-Restricted
 APPLICANT: Wallick Asset Management LLC

OF UNITS AT EACH SET ASIDE

80% of AMI:	26
70% of AMI	0
60% of AMI	0
50% of AMI:	19
40% of AMI:	0
30% of AMI	15
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	6
Two bedrooms:	27
Three bedrooms:	27
Four bedrooms:	0
Total units:	60

TOTAL PROJECTED COSTS: \$9,850,823.00
 TAX CREDITS PER UNIT: \$18,916.67

CREDIT REQUESTED: \$1,135,000.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-032
 FINAL SCORE: 105.5

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Miami Hills Apartments
 SITE LOCATION: 3534 S. High Street
 South Bend, IN 46614
 PROJECT TYPE: Rehabilitation
 PROJECT DESIGNATION: Family
 APPLICANT: BLVD Capital

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 75
 50% of AMI: 38
 40% of AMI: 0
 30% of AMI 38
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 27
 Two bedrooms: 97
 Three bedrooms: 15
 Four bedrooms: 12
 Total units: 151

TOTAL PROJECTED COSTS: \$9,813,208.00
 TAX CREDITS PER UNIT: \$7,947.02

CREDIT REQUESTED: \$1,200,000.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-033
 FINAL SCORE: N/A

REASON FOR DENIAL: Withdrawal



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Mullen Flats

SITE LOCATION: Northeast corner of Elm Street & Rose Avenue
Terre Haute, IN 47803

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Supportive Housing

APPLICANT: Mental Health America of West Central Indiana, Inc.
("MHAWCI")

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	25
50% of AMI:	12
40% of AMI:	0
30% of AMI	13
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	50
Two bedrooms:	0
Three bedrooms:	0
Four bedrooms:	0
Total units:	50

TOTAL PROJECTED COSTS: \$11,770,026.00

TAX CREDITS PER UNIT: \$24,000.00

CREDIT REQUESTED: \$1,200,000.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-034

FINAL SCORE: 86

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Oakland Gardens

SITE LOCATION: Scattered Sites (see next page)
Oakland City, IN & Petersburg, IN

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: New Hope Development Services ("NHDS")

OF UNITS AT EACH SET ASIDE

80% of AMI:	25
70% of AMI	0
60% of AMI	0
50% of AMI:	12
40% of AMI:	0
30% of AMI	13
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	0
Three bedrooms:	50
Four bedrooms:	0
Total units:	50

TOTAL PROJECTED COSTS: \$11,108,046.00

TAX CREDITS PER UNIT: \$23,740.00

CREDIT REQUESTED: \$1,187,000.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-036

FINAL SCORE: 107.2

REASON FOR DENIAL: Score

Oakland Gardens

216 SR 57, Oakland City, IN 47660

Gibson County

and

308 & 310 N White River Ave, 1022 E Sarah St,

907 N Vincennes Ave, and Goodlet St,

Princeton, IN 47567

Pike County



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Rural Street Senior

SITE LOCATION: 442 N. Rural Street
Indianapolis, IN 46201

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Age-Restricted

APPLICANT: Riley Area Development Corporation

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	22
50% of AMI:	11
40% of AMI:	0
30% of AMI	11
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	4
Two bedrooms:	40
Three bedrooms:	0
Four bedrooms:	0
Total units:	44

TOTAL PROJECTED COSTS: \$12,412,635.00

TAX CREDITS PER UNIT: \$16,138.18

CREDIT REQUESTED: \$710,080.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$500,000.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$500,000.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-042

FINAL SCORE: 105

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Serenity Akers
 SITE LOCATION: 1311 Akers Avenue
 Clarksville, IN 47130
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Supportive Housing
 APPLICANT: BWI, LLC

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 12
 50% of AMI: 16
 40% of AMI: 0
 30% of AMI 16
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 44
 Two bedrooms: 0
 Three bedrooms: 0
 Four bedrooms: 0
 Total units: 44

TOTAL PROJECTED COSTS: \$10,718,846.00
 TAX CREDITS PER UNIT: \$24,509.50

CREDIT REQUESTED: \$1,078,418.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$250,000.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$750,000.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-043
 FINAL SCORE: N/A

REASON FOR DENIAL: Withdrawal



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: Shamrock Run
 SITE LOCATION: 501 Center Street
 North Liberty, IN 46554
 PROJECT TYPE: New Construction
 PROJECT DESIGNATION: Family
 APPLICANT: Walters Family Development LLC

OF UNITS AT EACH SET ASIDE

80% of AMI: 0
 70% of AMI 0
 60% of AMI 13
 50% of AMI: 12
 40% of AMI: 0
 30% of AMI 9
 20% of AMI: 0
 Market Rate: 0

UNIT MIX

Efficiency: 0
 One bedroom: 0
 Two bedrooms: 4
 Three bedrooms: 20
 Four bedrooms: 10
 Total units: 34

TOTAL PROJECTED COSTS: \$20,734,936.00
 TAX CREDITS PER UNIT: \$26,470.59

CREDIT REQUESTED: \$900,000.00
 CREDIT RECOMMENDED: \$.00
 HOME REQUESTED: \$.00
 HOME RECOMMENDED: \$.00
 DEVELOPMENT FUND REQUESTED: \$.00
 DEVELOPMENT FUND RECOMMENDED: \$.00
 HOUSING TRUST FUND REQUESTED: \$.00
 HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-045
 FINAL SCORE: 103

REASON FOR DENIAL: Score



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: South Bend Mutual Homes II

SITE LOCATION: Scattered Sites (see next page)
South Bend, IN

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: South Bend Heritage Foundation, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI:	0
70% of AMI	0
60% of AMI	9
50% of AMI:	7
40% of AMI:	2
30% of AMI	6
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	0
Two bedrooms:	6
Three bedrooms:	10
Four bedrooms:	8
Total units:	24

TOTAL PROJECTED COSTS:	\$5,184,745.00
TAX CREDITS PER UNIT:	\$32,916.67

CREDIT REQUESTED:	\$790,000.00
CREDIT RECOMMENDED:	\$.00
HOME REQUESTED:	\$.00
HOME RECOMMENDED:	\$.00
DEVELOPMENT FUND REQUESTED:	\$.00
DEVELOPMENT FUND RECOMMENDED:	\$.00
HOUSING TRUST FUND REQUESTED:	\$.00
HOUSING TRUST FUND RECOMMENDED:	\$.00

APPLICANT NUMBER:	2021A-C-046
FINAL SCORE:	107.21

REASON FOR DENIAL:	Score
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South Bend Mutual Homes II

Site Number	Address
1	1714 St. Joseph
2	221 E. Dayton
3	513 E. Dayton
4	517 E. Dayton
5	521 E. Dayton
6	410 E. Dayton
7	224 Dubail
8	404 Dubail
9	Adjacent to 301 E. Dubail
10	212 E. Dubail
11	902 N Allen
12	1145 N Brookfield
13	1306 N Brookfield
14	914 N Cleveland
15	903 N College
16	1229 N Elmer
17	917 N Elmer
18	1329 N Huey
19	1110 N Johnson
20	749 N Lawndale
21	913 N Lawndale
22	1138 N Olive
23	1530 Van Buren
24	1101 N Elmer



RENTAL HOUSING TAX CREDIT PROGRAM
DEVELOPMENT SUMMARY
2021A-C Round

PROJECT NAME: The 2525

SITE LOCATION: 2525 Durbin Street
Warsaw, IN 46580

PROJECT TYPE: New Construction

PROJECT DESIGNATION: Family

APPLICANT: Legacy25, Inc.

OF UNITS AT EACH SET ASIDE

80% of AMI:	11
70% of AMI	19
60% of AMI	0
50% of AMI:	15
40% of AMI:	0
30% of AMI	15
20% of AMI:	0
Market Rate:	0

UNIT MIX

Efficiency:	0
One bedroom:	18
Two bedrooms:	24
Three bedrooms:	18
Four bedrooms:	0
Total units:	60

TOTAL PROJECTED COSTS: \$13,374,796.00

TAX CREDITS PER UNIT: \$18,689.40

CREDIT REQUESTED: \$1,121,364.00

CREDIT RECOMMENDED: \$.00

HOME REQUESTED: \$.00

HOME RECOMMENDED: \$.00

DEVELOPMENT FUND REQUESTED: \$.00

DEVELOPMENT FUND RECOMMENDED: \$.00

HOUSING TRUST FUND REQUESTED: \$.00

HOUSING TRUST FUND RECOMMENDED: \$.00

APPLICANT NUMBER: 2021A-C-048

FINAL SCORE: 107.75

REASON FOR DENIAL: Score